

COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

LEASE – OFFICE WAREHOUSE

45740 & 45752 WOODLAND RD | STERLING | VA | 20166



45740 WOODLAND RD

- 3,750 - 7,650 SF INCLUDES ONE SMALL OFFICE, TWO RESTROOMS.
- (2) TWO DRIVE IN LOADING DOORS 12 X 12
- CLEAR HEIGHT 20'
- ZONING PDGI, ALLOWS AUTO REPAIR
- SIGNAGE TO WOODLAND ROAD
- LEASE RATE \$13.00 NNN
- AVAILABLE IMMEDIATELY

45752 WOODLAND RD

- 11,400 SF INCLUDES APPROXIMATELY 1,000 SF OF OFFICE, TWO RESTROOMS.
- (3) THREE DRIVE IN LOADING DOORS 14 X 14
- CLEAR HEIGHT 18'
- ZONING PDGI, ALLOWS AUTO REPAIR
- SIGNAGE TO WOODLAND ROAD
- LEASE RATE \$12.50 NNN
- AVAILABLE IMMEDIATELY



Strategically located, this property has easy access to Route 28, Route 7 and the Toll Road and is in close proximity to Dulles International Airport, Restaurants and Amenities

Exclusive Listing By:



703-544-1013

DAVID AUSTIN, CCIM EXT 114

AUSTIN@CGR-INC.COM

DAVE GUNTER, CCIM EXT 111

DEG@CGR-INC.COM



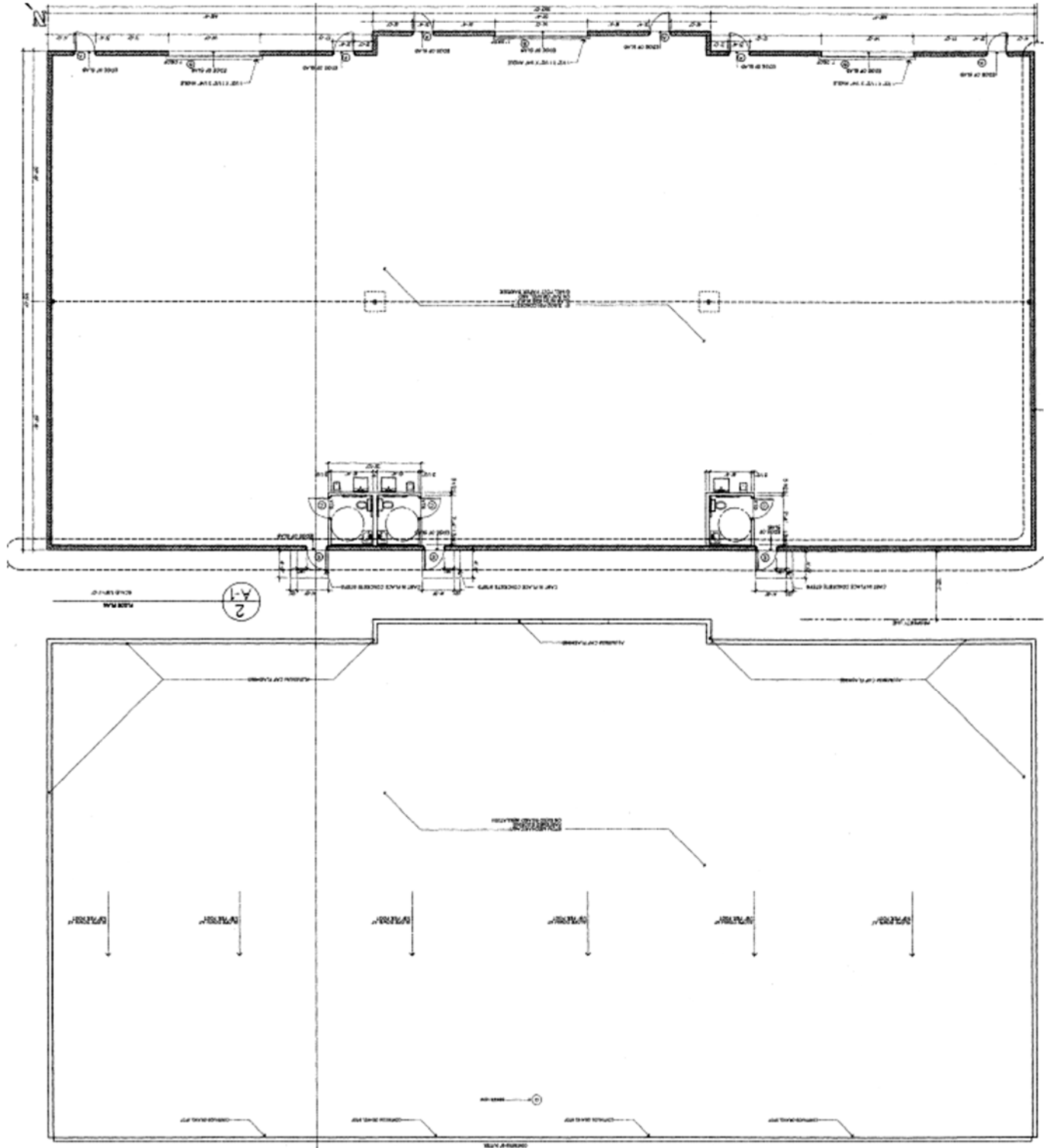
Commercial Group Realty, Inc.

43671 Trade Center Place
Suite 106

Dulles, Virginia 20166

www.cgr-inc.com

Floor Plan



DAVID AUSTIN, CCIM EXT 114
AUSTIN@CGR-INC.COM



DAVE GUNTER, CCIM EXT 111
DEG@CGR-INC.COM